

If you agree that your assessment is fair and accurate based on your property's current market value, you do not have to do anything.

**Q. Where are the review meetings held?**

**A.** Two sites are available outside the downtown central business district to conduct informal assessment reviews and answer questions about residential properties. You'll be given the address of the office nearest to your property when making an appointment. A third office in City Hall is available for answering commercial and industrial property questions as well as for owners who own multiple properties or have special needs.

**Q. How can I prove that the current market value of my property is different from my new preliminary assessed value?**

**A.** When you meet with the appraiser, bring any recent sales contracts or appraisals for the property. Published or documented information about recent sales of neighboring properties is also helpful. Information older than 36 months is less reliable. The City has distributed to neighborhood associations and public library branches reports listing all of the market value sales of one, two and three family properties in Rochester from January 1, 2005 to October 1, 2007.

Sales are also listed on the City's website, [www.cityofrochester.gov](http://www.cityofrochester.gov). Select left drop down menu: "I want to..." View property sales listings.

**Q. If I'm dissatisfied with the results of my review meeting, what other options do I have?**

**A.** The City's Board of Assessment Review will begin meeting on March 1, 2008 to hear and decide on valuation complaints. After February 1, stop in at the Assessor's Office, Room 101A in City Hall, 30 Church Street, or call (585) 428-7221 for a booklet

entitled *"What To Do If You Disagree With Your Assessment"* and all forms needed for filing a formal complaint.

The last day to file a complaint with the Board of Assessment Review will be Tuesday, March 18, 2008 at 8:00 pm.

There are no costs or fees for the materials or review process.

**Q. When will the City reassess again?**

**A.** When changes in property market values cause reassessments to become inaccurate (i.e. when assessments no longer match sales prices) the Bureau of Assessment will begin another reassessment program.

Recently, reassessment has occurred on the average of every four years, depending on market conditions.

For more information, call **(585) 271-6040**.

### Summary Calendar of Events

**December 2007:** City mails full disclosure notices (new estimated assessments)

**December 1–January 25, 2008:**  
Call (585) 271-6040 between the hours of 9 am–5 pm to schedule an informal review

**December 2007–February 2008:**  
Informal review hearings. Citizens' opportunity to review estimated assessments with City staff

**March 18, 2008 until 8 pm:** Board of assessment review (appeal process deadline)

**May 1, 2008:** Final assessment roll

**July 2008:** City and school tax bills issued

**January 2009:** Monroe County tax bills issued



11510-1107pd



Robert J. Duffy, Mayor  
City of Rochester, NY



City of Rochester, New York

Bureau of Assessment

## 2008 Reassessment Program Questions & Answers



**Q:** I've received a letter from the City about the 2008 Reassessment Program. Is this a tax bill?

**A:** No. It's an important informational letter showing the new preliminary value of your property based on the recently completed reassessment of all City properties. The assessments shown in the letter will first be used to calculate the City tax bill of July, 2008 and then the Monroe County tax bill of January, 2009. The County's 2008 tax bill is based on your old assessment.

**Q:** Why was this reassessment necessary and did everyone receive a letter?

**A:** Owners of all 66,700 properties in Rochester received similar letters with new values reflecting the current market prices of their properties. City, School and County taxes are distributed fairly only when every parcel of property in the City is correctly assessed.

That means a property value for tax purposes must reflect what it would sell for on the open market. In order to maintain accuracy and fairness for City property owners, periodic city-wide reassessments are necessary to ensure that the cost of City services is always shared equitably. The last reassessment was completed in 2004.

**A home is a good investment in your future and your community.**



**Q:** Isn't reassessment just another way for the City to raise additional taxes?

**A:** No. Reassessment only determines the way the taxes are distributed among properties. The amount of property taxes you pay depends on the total property tax levy (the amount of property taxes required by the City and City School District's budget), and your assessment. In addition to the total property tax levy, the change in your property assessment, compared to the city-wide average change of all properties in your class, will determine whether you have an increase or a decrease in your tax bill.

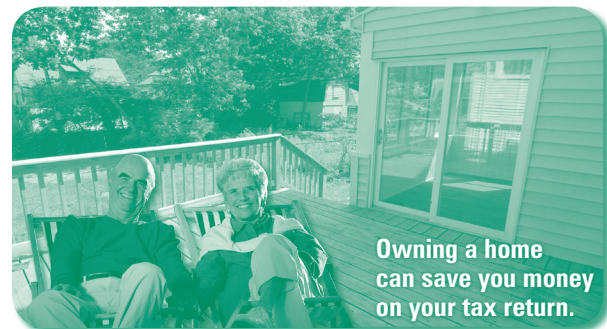
**Q:** How will my new assessment affect the amount of my property tax?

**A:** The total value of all properties in Rochester has increased since the last reassessment. The sample calculation in your letter assumes that the City and School District must raise the same tax dollars with the new assessments as with the old. Because the total value of property in the City is now larger, the tax rate (tax dollars divided by property value) will decrease.

The preliminary results of the reassessment indicate that the total value for residential properties has increased by approximately 11.50%. Therefore, unless the value of your property has increased by an amount greater than 11.50%, you will experience a tax decrease.

The total value for commercial and industrial properties has increased by approximately 4.00%. The owners of these properties will experience a tax decrease if the value of their properties increased by less than 4.00%.

The example in the letter illustrates what would have happened if the new assessment had been used last July (2007) to calculate your City and School property taxes based on the 2007-2008 tax levy.



**Q:** What factors were considered in determining the reassessment value for my property?

**A:** A home's value is based on the same criteria that buyers and sellers consider everyday. These include: location, size, age, condition, number of rooms and quality of construction, as well as features like fireplaces, garages and others which generally add to the property's value. The value of your property was determined by examining similar properties in your neighborhood that sold in the last 30 months.

A commercial or industrial building's value is also based on the sale of similar properties where those sales exist. In addition, non-residential structures are valued by estimating the cost to construct the building new and depreciating the structure for its age and condition, and by valuing the net income produced by rented properties.

**Q:** What should I do if I disagree with my new assessment?

**A:** A very simple question to ask yourself is: "Could I sell my property for its new preliminary value?" If you believe your new assessment does not reflect your property's current market value, call (585) 271-6040 from December 3, 2007 to January 25, 2008 to make an appointment with a City appraiser who determined the value of your property. When you meet, he or she will review the assessment process with you, explain how your property's value was calculated, and consider any information you provide which could change the new value.